

DURDEN & HUNT

INTERNATIONAL



West Grove, Woodford Green IG8

Offers Over £725,000

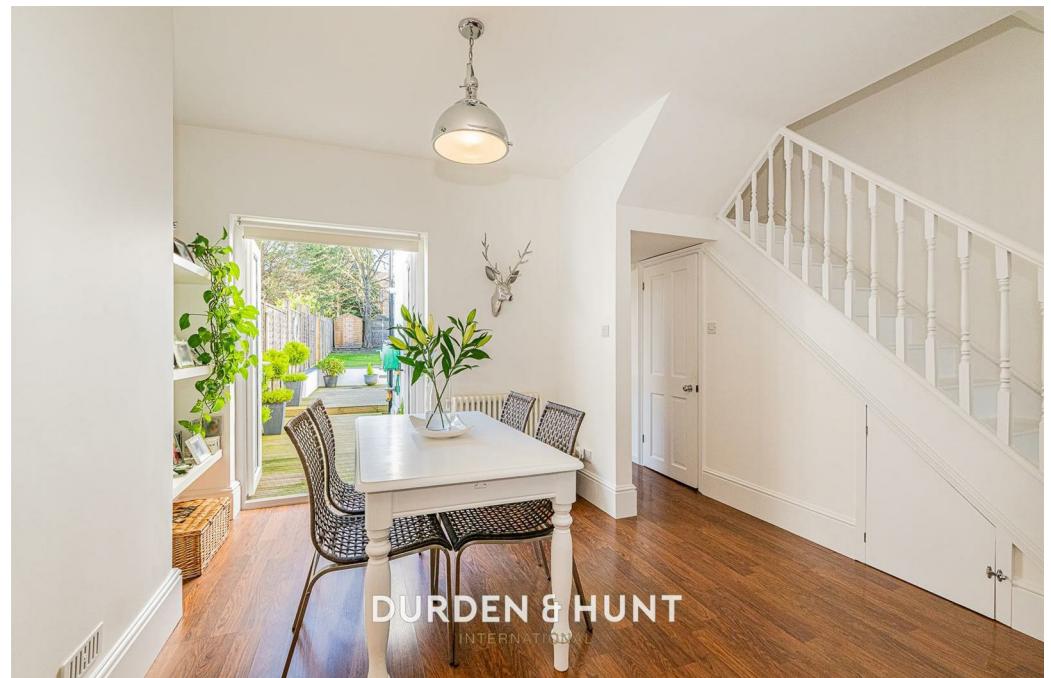
- Great Transport Links
- Downstairs WC
- Stylish Family Bathroom
- Spacious Living Dining Room
- Modern Kitchen
- Large Garden
- Three Bedrooms

West Grove, Woodford Green IG8

Great Transport Links - Spacious Living Dining Room - Large Garden - Downstairs WC - Modern Kitchen - Three Bedrooms - Stylish Family Bathroom



Council Tax Band: E



Located in the desirable area of Woodford Green, this beautifully maintained terraced property blends contemporary comfort and timeless charm.

The ground floor of this three bedroom home offers a spacious living and dining area, providing a generous room that could be perfect for both relaxed evenings and sophisticated entertaining. A striking feature fireplace, which our client advises is a working coal fireplace, adds character to the space, creating an inviting ambiance, whilst French doors from the dining space open onto the garden, effortlessly blending indoor and outdoor living. The modern kitchen, thoughtfully designed and offering ample storage space, also provides direct garden access via a charming stable door, enhancing this home's unique appeal. Added practicality comes with a well placed downstairs WC and convenient under stairs storage.

The first floor of this home boasts two bedrooms, each with neutral and elegant décor, whilst completing this level is a generously sized family bathroom, featuring sleek, modern fittings and a refined aesthetic for a spa like feel.

Set on the second floor the third bedroom offers a room to relax and unwind in. Thoughtfully designed with eaves storage, it helps to ensure a clutter free and effortlessly sophisticated living environment. We are advised each of the sash windows are double glazed.

Stepping into the garden, you'll find a wonderful outdoor retreat. A stylish decking area provides an ideal spot for al fresco dining, whilst the lush green space beyond offers a space for recreation.

To the front of the property a dropped kerb allows easy access

convenient parking of one car.

Situated in a sought after area of Woodford Green, this home offers a good mix of suburban tranquillity and city convenience. Surrounded by ample green spaces, including Epping Forest and Ray Park, it offers ideal locations for outdoor recreational activities and exploring. A variety of local amenities, highly regarded schools, and shops and restaurants are all within the locality. Commuters benefit from Woodford and Roding Valley Station's Central Lines, providing direct access to the city, while the M11 and North Circular offer superb road connections.

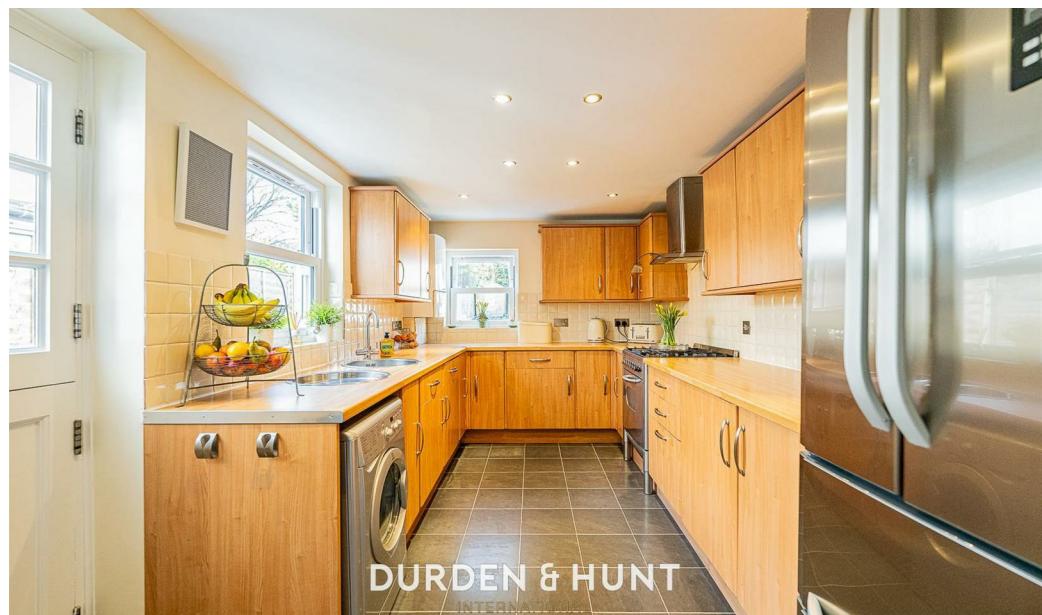
Contact Durden & Hunt for a viewing!

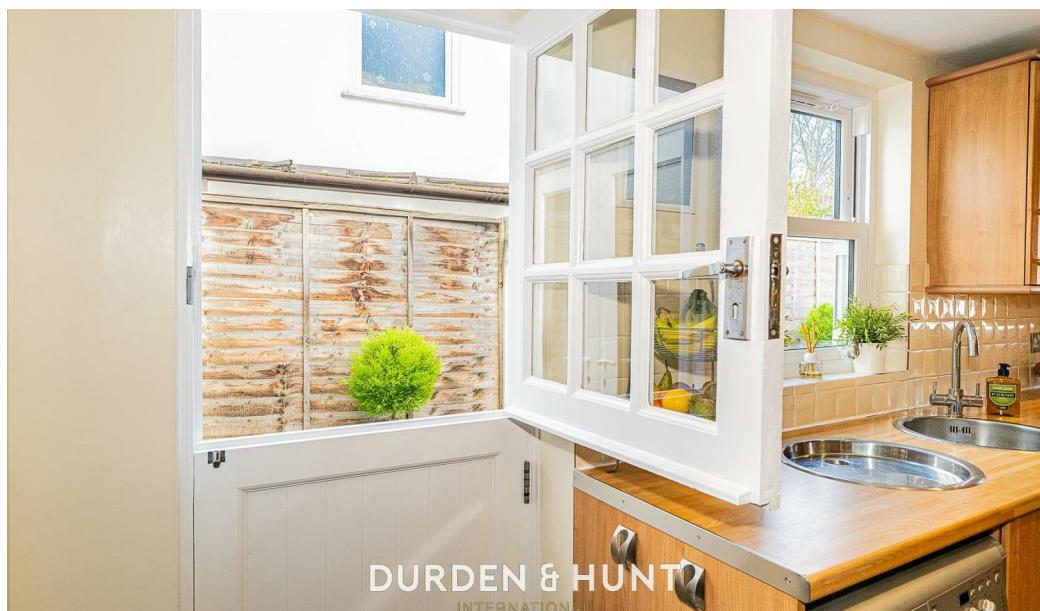
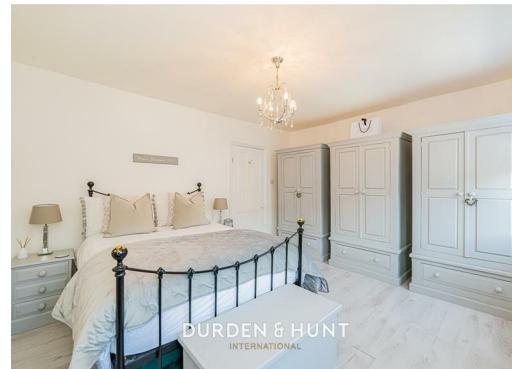
Council Band E Redbridge

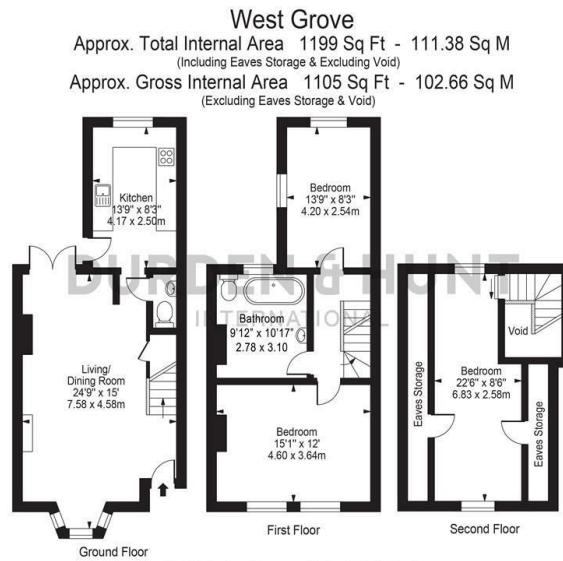
Consumer Protection from Unfair Trading Regulations 2008.
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information

supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances. Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.

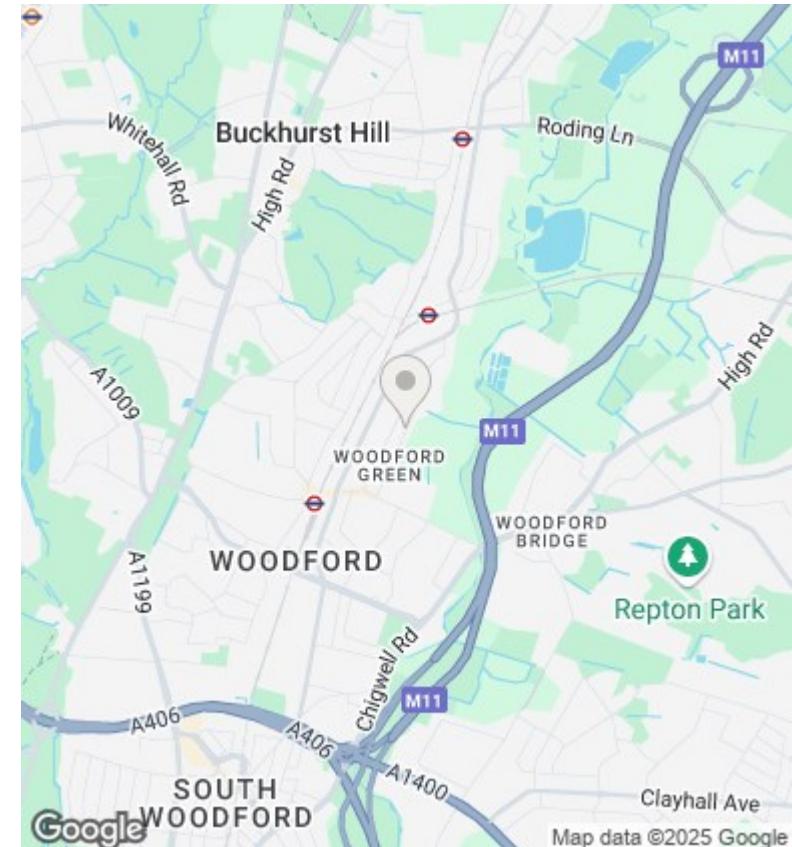






For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Viewings

Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	46
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC